

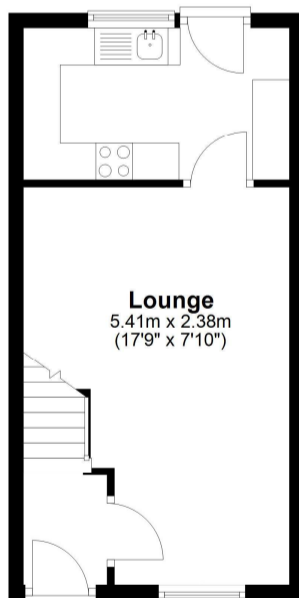


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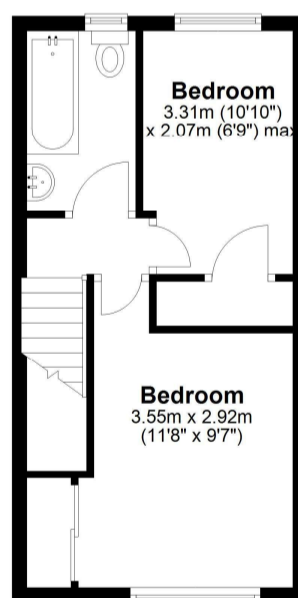


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 20.7 sq. metres (222.7 sq. feet)



First Floor
Approx. 27.7 sq. metres (297.6 sq. feet)



Total area: approx. 48.3 sq. metres (520.3 sq. feet)

This floor plan provided by Home Circle Property is for illustrative purposes only. If there is any area where accuracy is required please contact the appropriate agent for clarification. Plans produced using PlanUp.

65 Nightingale Avenue, -

Directions: From our offices in the Market Place proceed to the top of Bath Street, take the turning right into Berkley Road and at the traffic lights carry straight across and then take the turning left into Forest Road and then left again into Nightingale Avenue where the property will be found on the left hand side just before the turning to Wren Close.

www.mcallistersestateagents.co.uk



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

***A well presented two bedroom modern house *Fitted kitchen with an integrated oven, hob and extractor hood *Gas fired central heating to radiators and UPVC sealed double-glazed windows *Off street parking for two cars (one to the front and one to the rear, within an allocated parking area).**

Situation: Tucked away on the popular Bath side of the town the property lies a short distance from a small parade of shops including a Tesco Express, Pharmacy and Fish & Chip shop. The property is situated close to Selwood Middle School and Frome College. The town centre lies approximately 1 mile away. Frome has a comprehensive range of independent shops, boutiques, cafes and bistros together with national chains including Marks and Spencer. The Georgian city of Bath lies approximately 13 miles away.

Description: This well presented modern two bedroom house has UPVC sealed double-glazed windows and gas fired central heating to radiators. The good sized lounge/dining room has recessed under the stairs providing an excellent space for an 'L shaped' sofa. The kitchen has a range of fitted units and incorporates an electric oven, a ceramic four ring hob with extractor hood above. There is parking immediately to the front of the property for a car, with a further parking space a short distance from the house within a car park area. The garden has been the subject of work over recent years and incorporates a professionally laid terrace immediately to the rear of the house with lawn and a further terrace beyond.

Accommodation: All dimensions being approximate.

Entrance Hall: With part obscured sealed double-glazed front door, radiator within radiator cover, staircase rising to the first floor and door to: Lounge/Dining Room: With double-glazed window to the front, radiator, understairs recess, storage cupboard and door to:

Kitchen: A range of fitted units comprising a stainless steel single drain sink with adjacent work surfaces, draws and cupboards beneath incorporating an electric fan assisted oven, ceramic four ring hob, wall cupboard units incorporating an extractor hood, space and plumbing for washing machine and fridge freezer. Radiator, double-glazed window to the rear and double-glazed French doors on to the rear garden.

- **ENTRANCE HALL**
- **LOUNGE/DINING ROOM**
- **FITTED KITCHEN**
- **FIRST FLOOR LANDING**
- **TWO BEDROOMS**
- **BATHROOM**
- **ENCLOSED AND LANDSCAPED REAR GARDENS**
- **PARKING TO THE FRONT AND REAR.**

First Floor:

Landing with access to an insulated roof space and doors to:

Bathroom: With white suite comprising panel bath with adjacent ceramic wall tiling, overhead range shower & separate hand shower with glazed screen, low level WC, vanity wash basin, chrome finished vertical towel rail/radiator and obscured double-glazed window to the rear.

Bedroom 1: With radiator, doubled glazed window to the front and wardrobe with sliding mirrored doors.

Bedroom 2: With cupboard housing an Alpha gas fired combination boiler supplying domestic hot water and central heating to radiators and double-glazed window to the rear.

Outside: To the front of the property is space for a car adjacent to a pathway leading to the front door. The rear garden is approximately 42' in length by 14' in width, comprising a full width paved patio, beyond which is an area laid to lawn and a further paved patio to the rear. The garden is enclosed by timber fencing and affords a good degree of privacy. An additional parking space will be found a short distance from the property and is accessed via a driveway two doors from the property.

Viewing by appointment through the selling agents McAllisters 01373 453592.

